



## 2 bed apartment to buy in NG17

Forest Street, Kirkby-in-Ashfield,  
Nottingham, Nottinghamshire, NG17 7DU

**£50,000** Starting Bid

 x2  x1  x1

Tenure

**Freehold**

## Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions
- ✓ Great investment
- ✓ Two bedroom ground floor
- ✓ Walking distance to town centre
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

## Description

\*\*\*GREAT INVESTMENT PROPERTY\*\*\*

We are delighted to bring to the sales property this spacious ground floor apartment situated in Kirkby in Ashfield, Nottinghamshire. The property briefly comprises of lounge, kitchen, two bedrooms and bathroom. The property is within walking distance to the town centre and offers excellent transport links.

This is an ideal investment offering a rental income of around £600-£650pcm once the property is finished to a nice standard.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £50,000

Property Type: Apartment

Parking: None

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good

## **Kitchen**

3.08m x 2.97m (10'1" x 9'8")

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## **Lounge**

3.71m x 3.72m (12'2" x 12'2")

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## **Bedroom one**

2.64m x 2.76m (8'7" x 9'0")

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## **Bedroom two**

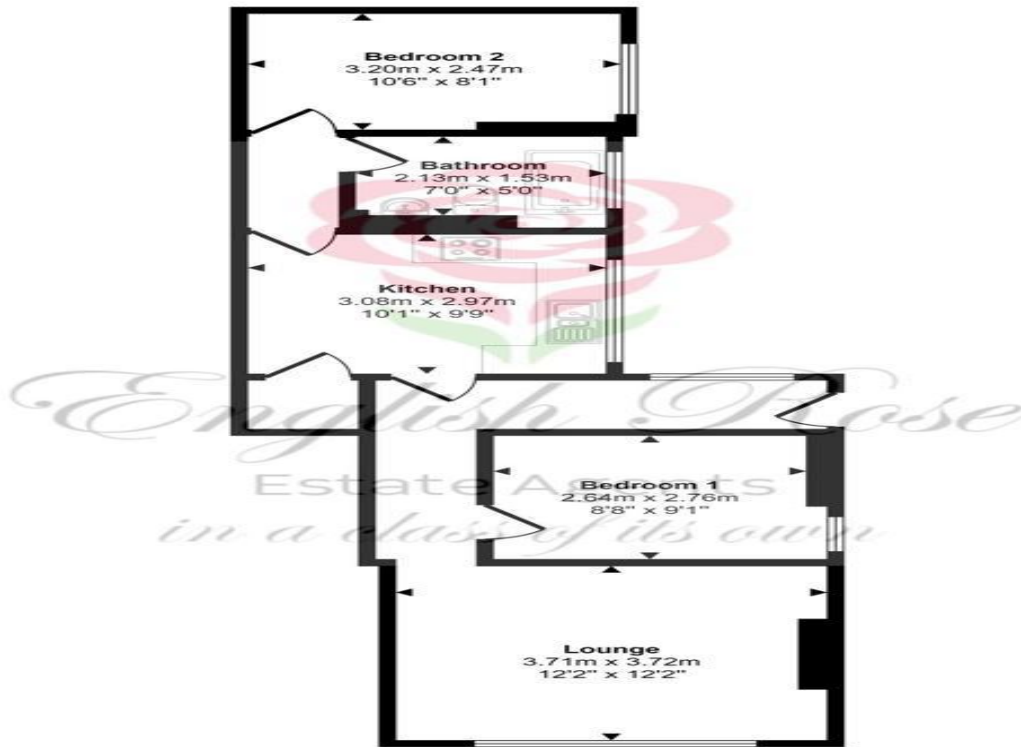
3.20m x 2.47m (10'5" x 8'1")

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## **Bathroom**

2.13m x 2.13m (6'11" x 6'11")

Approx Gross Internal Area  
55 sq m / 591 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Forest Street, Kirkby-in-Ashfield, Nottingham, Nottinghamshire, NG17 7DU

Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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